

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services Agency	(2) MEETING DATE March 26, 2013	(3) CONTACT/PHONE Curtis Black 805 781-5204	
(4) SUBJECT Request to approve creation of park projects to 1) repair the exterior walls at Rios Caledonia Adobe in San Miguel; 2) renovate a portion of Bob Jones Trail at Blue Heron Drive; 3) provide design and engineering phase of project to restore Cayucos Pier; and 4) provide capital outlay funding to purchase and install Pool Lifts for disabled persons at all County pools. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> 1. Create Parks projects: repair Rios Caledonia Adobe exterior walls in San Miguel (\$100,000 construction); renovate Bob Jones Trail along Blue Heron Drive (\$14,000 construction); and, restore Cayucos Pier (\$103,000 design and engineering); 2. Provide Capital Equipment Outlay funding to purchase and install Pool Lifts for disabled persons at all County Pools (\$96,000 construction); and 3. Authorize a Budget Adjustment Request in the amount of \$313,000 from Parks Designated Project Reserves to the projects and capital outlay for the improvements for Rios Caledonia Adobe, County Pools, Bob Jones Trail and Cayucos Pier by 4/5ths vote. 			
(6) FUNDING SOURCE(S) FC 305 Parks	(7) CURRENT YEAR FINANCIAL IMPACT \$313,000.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input checked="" type="checkbox"/> Board Business (Time Est. <u>15 Minutes</u>)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: 1213099 <input checked="" type="checkbox"/> 4/5th's Vote Required <input type="checkbox"/> N/A	
(14) LOCATION MAP	(15) BUSINESS IMPACT STATEMENT?	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Vincent Morici			
(18) SUPERVISOR DISTRICT(S) All Districts			

County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services Agency / Curtis Black
805 781-5204

DATE: March 26, 2013

SUBJECT: Request to approve creation of park projects to 1) repair the exterior walls at Rios Caledonia Adobe in San Miguel; 2) renovate a portion of Bob Jones Trail at Blue Heron Drive; 3) provide design and engineering phase of project to restore Cayucos Pier; and 4) provide capital outlay funding to purchase and install Pool Lifts for disabled persons at all County pools. All Districts.

RECOMMENDATION

It is recommended that the Board:

1. Create Parks projects: repair Rios Caledonia Adobe exterior walls in San Miguel (\$100,000 construction); renovate Bob Jones Trail along Blue Heron Drive (\$14,000 construction); and, restore Cayucos Pier (\$103,000 design and engineering);
2. Provide Capital Equipment Outlay funding to purchase and install Pool Lifts for disabled persons at all County Pools (\$96,000 construction); and
3. Authorize a Budget Adjustment Request in the amount of \$313,000 from Parks Designated Project Reserves to the projects and capital outlay for the improvements for Rios Caledonia Adobe, County Pools, Bob Jones Trail and Cayucos Pier by 4/5ths vote.

DISCUSSION

As part of final actions to the FY 2012-13 budgets, on September 18, 2012 the Board of Supervisors approved \$600,000 of funding to FC 305 County Parks for Park Project designations. The stated intention was "to help fund future Park's projects or major maintenance projects which are currently on a backlog list."

Park staff has reviewed a comprehensive backlog list of park maintenance projects (Attachment A). Of the 132 projects listed many have been deferred for several years and all have some impacts on the attractiveness, usability and safety of park properties. Staff has reduced the recommended number of projects to those that are critical due to legal mandate, special resource protection or contract/agreement requirements.

Staff also considered projects that may be completed in the coming year within current labor resources. That is, with limited staff and a large number of capital and maintenance projects in progress, staff proposes to initiate work on four urgent projects and reserve remaining funding for additional future park projects on the backlog list. The total cost of the four projects is \$313,000.

Remaining Park Project Reserves are available for additional projects as follows:

July 1, 2013 Park Projects Reserve Balance	\$237,768
September 18, 2012 Park Project funding in FC 305 Parks:	\$600,000
Total Park Designated Reserves	<u>\$837,768</u>
Less proposed projects:	
Repair Rios Caledonia walls	\$100,000
Provide ADA Pool Lifts	\$96,000
Renovate Bob Jones Trail at Blue Heron Drive	\$14,000
Restore Cayucos Pier, Phase I	\$103,000
Total recommended projects:	<u>\$313,000</u>
Total Remaining Park Designated Reserves:	<u>\$524,768</u>

Attachment B provides recommended projects as follows:

Repair Rios Caledonia Adobe Exterior Walls in San Miguel – \$100,000

This project will complete restoration work on the walls of the adobe that was begun several years ago. By written agreement with Friends of the Adobes, repairs to the buildings and structures at Rios Caledonia are the responsibility of County Parks. Friends of the Adobes provide the recreational programs (tours, events, etc.) and the exhibits and displays at the adobe. Staff sees this project as extremely urgent to protect this unique cultural and historic resource. County Parks Mission states in part - To provide diverse recreational opportunities and protect the County's natural, cultural and historic resources. Rios Caledonia Adobe was built in 1835 and has been used as a Stage Coach Stop and Inn as well as family residence since that time. It was purchased by the County in 1964 and is California State Historical Landmark #936. It is a unique historic and cultural resource that serves all County residents and many visitors to the County.

Restoration work was begun with \$390,000 of federal and state grant funding in July 2008. The project addressed structural needs and was closed in March 2009, but was unable to address exterior wall needs as funding was inadequate to complete the task. There remains a significant amount of repair and sealing work to be done on the exterior walls of the adobe. As the walls continue to deteriorate, rain water seeps through the mortar and is able to damage the adobe bricks and woodwork. Some damage is now seen at doorways, windows and walls inside the Adobe. Unless this work is completed soon the walls could become unsafe. Unfortunately, no additional grant funding has been available and the exterior wall surfaces continue to decline. An additional \$100,000 is required to complete the work to protect this valuable historic resource.

Purchase and install Pool Lifts for disabled persons at all County pools - \$96,000

This project will provide powered pool lifts and ladders for each of the County's seven swimming pools as required by the Americans with Disabilities Act (ADA). Federal law states that these lifts must be in place by January 1, 2013 or before opening the pools for public use (May 2013). A total of twelve lifts are required with a total cost of \$96,000 for purchase and installation. Each lift must be powered and self-operated by the person using the lift. Each lift must have permanent mounting to the pool decks and cannot be a portable lift shared among facilities.

Renovate Bob Jones Trail along Blue Heron Drive - \$14,000

When the Bob Jones Trail was created in Avila Valley, an agreement was reached with a land owner to share maintenance costs for the portion of Blue Heron Drive that is used by travelers along the Trail. County Parks committed to providing 25% of the maintenance costs for this portion of Blue Heron Drive. The property owner is currently planning to renovate the roadway to repair broken areas and then seal and restripe the road. The County's portion of costs is estimated at \$14,000. No grant funding sources are available for this maintenance project.

Restore Cayucos Pier, Phase I - \$103,000

Since 1945, by written agreement with California Department of Parks and Recreation, the County has accepted all maintenance and repair responsibilities for Cayucos Pier. Staff sees an urgent need to begin Phase I, the design and engineering portion of the project. In addition to the written agreement, County Parks is obligated through its Mission, which in part states – To provide diverse recreational opportunities and protect the natural, cultural and historic resources. The Cayucos Pier is a unique recreational, historic and cultural resource that serves all County residents and many visitors and business along the coast.

An engineering study of Cayucos Pier was completed in April 2010. At that time 6 pilings were reported missing, five top caps were sheared off and decking was in need of replacement for a total estimated cost of \$430,000. Following that report, County Parks completed the most critical items at a cost of \$7,650. Staff continued to seek grant funding to perform the additional recommended work.

High surf and swell during the winters of 2011 and 2012 caused additional damage. A visual inspection now notes 14 pilings are missing and many problems exist with top ties, pilings, stringers and structural members. An update to the engineer's report, completed in August 2012, notes the need to complete a restoration to rehabilitate the pier from the tidal zone to the seaward end. In the absence of restoration, the Cayucos Pier will eventually lose more pilings and will become unsafe. The pier would then need to be closed to public access. Loss of this pier would severely impact recreational resources for the community. In addition, many tourists and visitors look forward to visiting the pier. Loss of the pier would likely negatively impact tourism and financial benefits to the community that tourism provides. In addition, the pier holds an iconic value to the entire community and its loss would be very difficult for residents and business alike. Cost estimates for the engineering, structural assessment and plans total \$100,000 and construction costs are estimated at \$1,220,000 (Attachment C). County Architectural Services has provided a complete project estimate to include administration, construction overhead and profit, and contingencies for a total project cost of \$2,140,900 (Attachment D).

The initial project (Phase I) would include only the engineering, structural assessment and plans work (\$100,000) and the County Architectural Services costs to provide the design administration (\$3,000) for a total Phase I cost of \$103,000. Work on this project would begin in May 2013 and would be completed in summer 2013.

While these costs are significant, it is important to take the first steps. Completing Phase I confirms County Park's commitment to the State agreement, the community of Cayucos and the mission of preserving County resources. With Phase I project documents in-hand, staff would be better able to seek grant funding from governmental and private sources to complete Phase II. That is, County Parks would be in a better position, armed with specific construction documents and updated cost estimates and granting agencies may be more inclined to provide funding as the detailed plans and specifications provide confidence in the size and scope of the project. As an additional benefit to the County, capital dollars expended on this State owned property count toward rent credits for the lease costs of operating the Morro Bay Golf Course, which is also part of the written agreement. In this manner funds spent on this project provide doubled benefits for the County. The Pier will be a step closer to renovation and the County Golf program will see reduced future costs.

OTHER AGENCY INVOLVEMENT/IMPACT

On February 28, 2013 the Parks and Recreation Commission reviewed a report on this topic. Some Commissioners expressed concerns regarding the high costs of the Cayucos Pier and Rios Caledonia Adobe projects. Some suggested that these projects should be funded through donations or grants, or completed through volunteer efforts. There also was concern regarding the ability for funds spent on repairing the Cayucos Pier to be counted as rent credits for the Morrow Bay G.C. Discussion included County Park's responsibility to maintain and repair these structures and buildings through written agreements and the unique character and resource of both the Pier and the Adobe. Also noted was that the benefits to the golf program through work at Cayucos Pier are secondary to the benefits to the community of having the pier repaired and carry no added costs. Additional information has been included in this report to address Commission's interests.

By a four to one vote the Commission recommended that the Board: Create a Parks Maintenance project to purchase and install Pool Lifts at all County Pools (\$96,000 construction); create a Parks Maintenance project to renovate Bob Jones Trail along Blue Heron Drive (\$14,000 construction); and, return remaining funds (\$490,000) to Park Designated Project Reserves.

FINANCIAL CONSIDERATIONS

The total available Park Designated Reserves is \$837,768. If all recommended maintenance projects are funded (\$313,000) there will be \$524,768 remaining funds in Park Designated Reserves.

Per the related Budget Adjustment request, detailed information is as follows:

July 1, 2013 Park Projects Reserve Balance	\$237,768
September 18, 2012 Park Project funding in FC 305 Parks:	\$600,000
Total Park Designated Reserves	<u>\$837,768</u>
Less proposed projects:	
Repair Rios Caledonia walls (Maintenance Project)	100,000
Provide ADA Pool Lifts (Capital Equipment Outlay)	96,000
Renovate Bob Jones Trail at Blue Heron Drive (Maintenance Project)	14,000
Restore Cayucos Pier, Phase I (Capital Project)	103,000
Total recommended projects:	<u>\$313,000</u>
Total Remaining Park Designated Reserves:	<u>\$524,768</u>

RESULTS

Funding and completing these projects will ensure that important recreational, cultural and historic resources are protected and available for public enjoyment. Completing this work supports County goals of providing a safe, healthy, livable and well governed community.

ATTACHMENTS

- Attachment A: Park Projects Backlog List
- Attachment B: Recommended Projects List
- Attachment C: Engineer's Estimate – Cayucos Pier
- Attachment D: Architectural Services Total Project Estimate – Cayucos Pier